

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of November 15, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with a modification to allow Item No. 2 to be heard first since the item was being recommended for continuance.

Approval of the Minutes

The minutes of the regular meeting of November 1, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 2.

CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of December 6, 2018

Mr. Yankovich stated that staff recommends the commission defer this matter to the December 6th meeting. He noted that additional time was needed to coordinate the review of the easement and deed information provided by the applicant at the November 1st meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for

the project, therefore a resolution recommending action by the commission is not finalized at this time.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to continue this matter to the regular meeting of December 6, 2018. The motion passed unanimously.

Item No. 1.

PUBLIC HEARING to consider Extension No. 1 of Reclamation Plan No. RP-97-02 of **Oliver de Silva Inc** for the Nelson Hill Quarry located off Cordelia Road adjacent to the boundaries of Fairfield on Assessor's Parcel Numbers 0044-230-030 and 0044-240-050. (Project Planner: Karen Avery) Staff Recommendation: Approve the extension

Karen Avery, the project planner, provided the commission with an overview of the project. The quarry is located on property owned by the Nelson Family Living Trust located off Cordelia Road along the boundaries of Fairfield. The operator, Oliver de Silva Inc. has been operating a surface mine on the site for a number of years but due to economics in 2013 requested an Interim Management Plan pursuant to Section 2770 of the State Surface Mining and Reclamation Act (SMARA). This Interim Management Plan (IMP) was approved by the Planning Commission on October 3, 2013. The applicant is requesting a five-year extension of the IMP which will remain in effect from 2018-2023 or until such time the mine reactivates prior to October 3, 2023.

Ms. Avery noted that the project site consists of two parcels which together are 232+ acres and is known as the Nelson Hill Quarry. The current disturbed area of the site is 70+ acres. Per County records, the quarry at Nelson Hill site began operations in the late 1800's. The Nelson Family acquired the quarry in 1934. In 1973, Oliver de Silva obtained control of the existing quarry operation with the Nelson Brothers. The Quarry has been in use by the current operator since the enactment of SMARA on January 1, 1976. Mining has continued intermittently and seasonally as construction materials are needed by the operator. It should be noted that the mining operation component of the project was previously recognized as a vested right, with the operator limited to an annual amount historically mined at the site. As such the maximum annual limit established at the site is 242,239 tons with an average annual limit of 97,397 tons. A Reclamation Plan was filed in 2001 and approved by the Solano County Planning Commission on January 12, 2002. Staff recommended approval of the plan extension.

Since there were no questions of staff, Chairperson Cayler opened the public hearing. There were no speakers either for or against this matter therefore the hearing was closed.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Bauer to approve the extension of the Interim Management Plan for Reclamation Plan No. RP-97-02 subject to the findings and recommended conditions of approval. The motion passed unanimously. (Resolution No. 4665)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.